

Valley Center Community Planning Group

Minutes for the April 14, 2008 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Susan Simpson Secretary: Deb Hofler

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain A/I=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: April 16, 2008

Approved: May 12, 2008

1. Call to Order and Roll Call by Seat #:

07:05

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
P	P	P	P	P	P	P	P	P			A	P	P	A

Notes:

Quorum Established: 11

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

4. Announcements & Items of Public Interest:

a) No Attendance sheet

b) Barbara Rohrer – The I-15 Corridor Design Review Board – meets on the third Thurs. of the month. There are 7 members. The purpose is to go over plans for building of properties that see I-15. The County wants no 2 story buildings on ridgelines that overlook I-15. One of the 'hot topics' is Rosemary's Mountain. Granite Construction Co. wants to dynamite the east side of the mountain. They also want to develop and mine Liberty Mountain. In order to remove the granite, they must take 1600 trips per day for 20 years. This will also produce silica dust which causes crystalline silicosis, a lung disease which is fatal.

c) Welcome Ann Quinley, our newest group member.

d) Update on Valley View Hotel project and possible vote by Chair Smith. They had a meeting last month open to the public. They came out with a document delivered several days ago. They stated that the traffic increase is not significant. The aesthetics will not be addressed. The lighting will be low pressure sodium. The trash, lighting, etc... will be addressed with an eight foot fence. All comments were recorded. Many solutions offered by the public were rejected. They will build a 12 story, 160 room hotel. They will start building in July.

e) Update on LRC Development project of Fruitvale by Chair Smith. 96 homes on 30 acres on Fruitvale and Twain. The proponent appealed DPLU's denial of the PAA. They want to increase density from 1 du/a to 2.9 du/a. Many neighbors, VCCPG, and individuals spoke against the project. The Planning Commission voted 4-3 – approval to try. Allow the proponent to try to resolve issues, especially sewer. The amount of \$\$ spent by the developer will not sway their vote. The Planning Commission also stated that the proponent must work with the VCCPG. They may present next month.

f) GP Update status, Chair Smith. Four meetings of the Steering Committee going through the draft land use element. Each chapter was voted on individually. Smith raised the VCCPG vote of limited confidence. The Special Interest Group is also going through the same document. This group is composed of developers, industry representatives, and environmentalists. However, the financial information of the members is not open to public review. The next meeting is Sat. April 26, 2008 9:00 a.m. to 12:00 p.m.

g) Trails Association: Vote on new member Nancy Layne. Motion: To nominate Nancy Layne as the PG representative of the VC Trails Association. Washburn/Schwartz Vote 11 – 0 – 0

h) Valley Center Middle School written requests: Mrs. Crystal Rienick's 7th grade writing class. This was a persuasive writing class. There were 23 letters. Let have fun with this and respond to the letters appropriately.

5. Approval of Minutes:

Motion: The PG approves the February 11, 2008 and March 10, 2008 minutes as disseminated and amended.

Maker/Second: Schwartz / Robertson

Carries (Y-N-A): 11 - 0 - 0

Notes:

6. Land Use Items:

6.a. Vacation 2007-0172 (N. Layne) to be continued

Discussion & Comments: Department of General Services request to vacate parcels dedicated for future street use adjacent to Banbury Drive. The street that was to be built is no longer needed.

Notes:

6.b. S07-047 (S. Simpson)

Discussion & Comments: Possible Lot Split Gordon Hill. 12 acres to 8 and 4 acres. There is an existing home and a dead avocado grove. There are no neighbors. The new road will be on the property. The entire dead grove will be removed. The house will be within one mile of Old Castle Road

Motion: To approve as proposed

S C H W A R T Z	S. S I M P S O N	Q U I N L E Y	C O U L O M B E	W A S H B U R N	R O B E R T S O N	S M I T H	M O N T R O S S	K. S I M P S O N			L A Y N E	H O F L E R	V A N K O U G H N E T T	S H O E M A K E R
Y	Y	Y	Y	Y	Y	Y	Y	Y			A	Y	Y	A

Maker/Second: S. Simpson/Coulombe

Carries: 11 - 0 - 0

Notes:

6.c. TPM 21103, (Montross) unable to find - to continue

Discussion & Comments: 11.6 acres into 2 parcels. 29945 Spearhead Trail Owner: McBride.

6.d. TPM 21086, (Montross)

Discussion & Comments: 4.44 acres into 2 parcels. Via Salvador, owner Benesh. There is an existing house. Application meets all of the requirements of VC guidelines.

Motion: to approve as presented.

S C H W A R T Z	S. S I M P S O N	Q U I N L E Y	C O U L O M B E	W A S H B U R N	R O B E R T S O N	S M I T H	M O N T R O S S	K. S I M P S O N			L A Y N E	H O F L E R	V A N K O U G H N E T T	S H O E M A K E R
Y	Y	Y	Y	Y	Y	Y	Y	Y			A	Y	Y	A

Maker/Second: Montross/Quinley

Carries (Y-N-A): 11- 0 - 0

Notes:

6.e. STP 050-055 and TM 5087RPL1, (Hofler)

Discussion & Comments: ongoing project. Deb Hofler described the history of the project: many layers, like an onion. First layer: SPA's are only supposed to last 10 years. However case law has supported an extra 3 years. Kathleen Camp believes that the County may not have allowed the 3 year extension legally. Second layer: Site plan is ready for our vote: Hofler proposes that we resubmit our comments from years ago. The proponent is proposing an SPA. Therefore, we believe that the whole project is open to review and revision. The proponent wants to change the distribution of the affordable housing and make it for seniors only. Hofler proposes we point out that there aren't any nearby senior resources or facilities. Hofler proposes that the VCCPG direct her to write a letter raising these issues. Hofler will point out that the SPA application opens up the whole project and all of its aspects. K. Simpson asks regarding the SPA, any time constraints? Hofler: Planner estimates next July, but there are no constraints. K. Simpson: They're (DPLU) ignoring our comments, yes? Hofler: Yes, the

comments that we submitted previously were not included in the scoping letter. Hofler speculates that the proponent might be threatening suit, that is speculation only. Hofler reviewed the comments made by the VCCPG in the past, including: affordable housing distribution, access to ball fields, trails, WWTP

Motion 6.e.1: Hofler/Coulombe: That the VCCPG resubmit our comments.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	Y			A	Y	Y	A

Maker/Second: Hofler/Coulombe

Carries (voice vote): 11-0-0

Notes:

6.e.2.

Discussion & Comments: Terry: Could be 10 years before built. Who knows what things will be like at that point. Doesn't see it as an issue. Hofler: Fair Housing Act requires senior housing to have senior amenities be within walking distance and adequate public transportation. Therefore he isn't meeting the requirements of the Act. Quinley: Why does he want it for seniors? Answer: Money??.

Motion: Hofler/Washburn: Deny the SPA based on following criteria: 1) Community needs young family residences, not senior housing, 2) no senior service nearby, and 3) No public transportation nearby.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER
Y	Y	Y	Y	Y	Y	Y	Y	Y			A	Y	N	A

Maker/Second: Hofler/Washburn

Carries: 10-1-0

Notes:

6.e.3

Discussion & Comments: K. Simpson: Will the proponent going for a SPA be required to perform within the current time requirements? Hofler: Unclear. Coulombe: We need to wait. Quinley: Need a bifurcated motion. K. Simpson: Additional motions might clutter up our message. Coulombe: Previously, low income housing was disbursed. Now he could "cut off" that area. Motion withdrawn.

Motion: Point out that SPA opens up all aspects of the proposed project. Motion withdrawn by maker and second.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFLER	VANKOUGHNETT	SHOEMAKER

Maker/Second: Hofler/Robertson

Carries:

Notes:

6.f. ZAP 01-114-M1 Sprint/Nextel Cell tower Site (Schwartz)

Discussion & Comments: The previously approved site has been moved down the hill, away from the house. Nine letters received against the tower from the neighbors: concerned that it will decrease property values, raise noise levels, that Sprint has not made serious efforts to find other sites, and health concerns. The cell site will cover Hwy 76 and Pauma Valley, between Adams Drive and Cole Grade Road. There are no other cell sites in the area.

Wes Schneider – neighbor - It is an eyesore. I am trying to sell my lot and worried the property value will drop.
 Jack Vosby - The road is a private road that the neighbors take care of. This is a residential area. This tower will only benefit the Pauma Casino.

John Guffa – Owns the property directly east. Owns the home because of the view. Will put towers on his property is the PG votes yes.

Charles Haner – neighbor – We have additional information detailing why we have severe concerns. This is not appropriate for our neighborhood. The tower benefits no one in VC except the property owner. The tower could be built on Palomar Mountain instead. The property values will be decreased. We have documentation of this that can be distributed.

Montross – If this cell tower served VC would the neighbors be opposed to it? A: Yes

Washburn – Can any of the neighbors see the antenna or equipment? Perhaps the property to the east but no others.

Coulombe – I feel that, even though you don't have to disclose this tower, I still would.

S. Simpson – We are here to represent the community and the community says no.

Motion: to deny the cell tower proposal as presented

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
Y	Y	AB	Y	Y	Y	Y	AB	A			A	Y	Y	A

Maker/Second: Schwartz / Robertson

Carries: 8 – 0 - 2

Notes:

7. Announcements & Items of Interest to the VCCPG:

a) Reimbursement for VCCPG mailbox rent to (S. Simpson) of \$56.00 Maker: Coulombe/Robertson
 Vote: 11 – 0 - 0

b) Seat Vacancy #10 – Vote for candidates Paul Herigstad (H) and Bill Brodhag (B). Bill Brodhag – architect background, University Park oversight committee, Laguna Hills oversight committee. Paul Herigstad – Has worked with major developers/ builders in southern California, has taught classes. Vote – Herigstad. The Chair will write a letter to Bill Horn to recommend nomination.

SCHWARTZ	SIMPSON	QUINLEY	COULOMBE	WASHBURN	ROBERTSON	SMITH	MONTROSS	K. SIMPSON			LAYNE	HOFER	VANKOUGHNETT	SHOEMAKER
H	H	H	AB	H	H	H	B	B				H	H	

c) Seat Vacancy #11 – Presentation of candidates. They are Jerome Vanlancker, Gunnar Hanson, Bill Brodhag. We will note on the applicants next month.

d) DPLU training meeting for PG members. This is mandatory training. See handed out sheets.

8. Subcommittee Reports & Business:

a) Brook Forest – (open), Chair.

b) Castle Creek – (open), Chair

c) Circulation – John Coulombe, Chair.

d) GP Update – Keith Simpson, Chair.

e) Nominations – Leon Schwartz, Chair.

f) Northern Village – Deb Hofler, Chair

g) Orchard Run – Deb Hofler, Chair.

h) Paradise Mountain – open, Chair.

i) Rancho Lilac – Frank Shoemaker, Chair. The fire district responded that they cannot provide support in that area unless the developer built and staffed a fire station.

j) Parks and Rec. – David Montross, Chair.

k) Strategic Planning—Keith Simpson, Chair.

l) Southern Node —Terry Van Koughnett, Chair. VCMWD had a EIR for the sewer. It is in line with what they have been saying. Rite Aid presented at the DRB. The DRB has asked for changes

	as well as DPLU. Also, the DRB is proposing to modify landscaping along VC Road from 20 feet to 7 feet in the DRB Guidelines. Perhaps the PG needs to have a discussion.
m)	Segal Ranch – Oliver Smith, Chair
n)	Tribal Liaison – Terry Van Koughnett, Chair.
o)	Valley Center Church – Terry Van Koughnett, Chair.
p)	Website – Terry Van Koughnett, Chair.

9. Correspondence Received:

- a. Notice of public Hearing/ Boutique Wineries
- b. Notice of Tire Recycling
- c. Notice of BOS Agenda March 25 & 26, 2008
- d. TPM 20842-Log# 04-02-026. Sent March 21, 2008 / resp. by March 7, 2008
- e. P08-016 Bottle Peak Verizon Wireless. Sent March 26, 2008 / resp. by March 2, 2008
- f. TPM 21002 RPL2 Mac Tan. Sent April 3, 2008 (Map only, no paper work)
- g. P 04-038 Lilac Ranch. Sent March 26, 2008 / resp. by March 13, 2008
- h. Notice of Final Agenda Planning Commission
- i. P70-212W2 Champagne Lakes. Sent March 19, 2008 (no resp. date)
- j. Notice of Annual Training for Planning Groups.
- k. TM 5446RPL West Oak Glen. Sent March 27, 2008 / (no resp. date)
- l. TPM 21101 Environmental Log
- m. Notice of BOS Agenda April 8 & 9, 2008
- n. P 08-007 Double Canyon Rd. Guild Wireless. Sent March 27, 2008 / resp. by March 6, 2008 & April 24, 2008.
- o. South Village Water Reclamation DEIR. Sent March 21, 2008
- p. POD 08-009 Noise Ordinance
- q. TPM 21106 Fox Run, Info Only Sent March 27, 2008 / (no resp. date)
- r. TPM 5494RPL1 Double K Rd. Sent March 27, 2008 / resp. by Feb. 22, 2008
- s. TPM 20423REV Double K Rd. Sent March 27, 2008 / resp. by March 7, 2008
- t. P82- 022W2 Castle Creek Condos. Sent March 27, 2008 / resp. by March 20, 2008
- u. ZAP 01-114 Pauma Vista (Sprint). Sent March 27, 2008 / resp. by Feb. 6, 2008
- v. S07-047 Gordon Hill. Sent March 27, 2008 / (no resp. date)
- w. S08-005 VC Towing, S. Cole Grade Rd. Sent March 27, 2008 / resp. date March 4, 2008
- x. AD 08-10 Vista Terrace. (Miss sent) Received VCPG April 4, 2008 Sent March 19, 2008 / resp. date April 7, 2008
- y. AD 08 -001 Mirar De Valle Rd. Sent April 4, 2008 / resp. by April 18, 2008
- z. TPM 21123 Paradise Mt. Rd. Sent April 9, 2008 / resp. by ?
- aa. S05-055 & Replacement map Dated December 2007 & January 2008. Sent March 27, 2008 / Resp. February 2008
- bb. Valley Center Middle School Class Project.

10. Requests for Items on Upcoming Agendas:

a)

11. Motion to Adjourn: by default

Maker/Second:

Vote:

Notes: Majority votes to extend meeting by 5 minutes.